



## BUILDING STANDARDS COMMISSION

### AGENDA REQUEST

AGENDA OF:	10-9-13	AGENDA REQUEST NO:	IV-A
INITIATED BY:	CLARK PESCHEL, CBO BUILDING OFFICIAL	RESPONSIBLE DEPARTMENT:	PERMITS & INSPECTIONS DEPARTMENT
PRESENTED BY:	CLARK PESCHEL, CBO <i>CWP</i> BUILDING OFFICIAL	DIRECTOR:	CLARK PESCHEL, CBO <i>CWP</i> BUILDING OFFICIAL
		ADDITIONAL DIRECTOR (S):	N/A
SUBJECT / PROCEEDING:	CONDITIONS OF THE PROPERTY AT 118 SORRENTO ST.		
EXHIBITS:	MAP, HEARING NOTICE AND EVENT TIMELINE		
CLEARANCES		APPROVAL	
LEGAL:	MEREDITH R. RIEDE, <i>MR</i> ASSISTANT CITY ATTORNEY	DIRECTOR:	CLARK PESCHEL, CBO <i>CWP</i> BUILDING OFFICIAL
RECOMMENDED ACTION			
Hear the case concerning the property at 118 Sorrento St and issue an order to vacate the building and allow the owner 60 days to bring the property into code compliance.			
EXECUTIVE SUMMARY			
<p>The City of Sugar Land Building Official has deemed the property at 118 Sorrento St a Dangerous Building due to conditions that meet the definition per the Sugar Land Code of Ordinances Sec. 3-190(a): (5) Dilapidation or decay, or unsafe or unsanitary conditions; (6) Light, air or sanitation facilities that are inadequate to protect the health, safety or general welfare of human beings occupying the premises; (7) Inadequate facilities for egress in case of fire or panic or insufficient stairways, elevators, or fire escapes.</p> <p>City Staff recommend that the Commission determine that the property must be vacated within the minimum allowable timeframe and the property be repaired and debris removed within sixty days.</p>			
EXHIBITS			

City of Sugar Land - Windows Internet Explorer

http://interactivemaps.sugarlandtx.gov/cityarea/#map/e\_-10645429,3454546,-10644426,3455057,102100

City of Sugar Land

City of Sugar Land

Layers Legend Measure

Print Search Locations

Layer Details

City Area Map

Opacity

☐ City Facilities

☐ Parks

☒ Appraisal Parcels

☐ Subdivisions

City Area Map - Appraisal Parcels

OBJECTID: 51902

QUICKREFID: R15737

PROPNUMBER: 8500-01-000-4000-907

SITUS: 118 Sorrento ST, Sugar Land, TX 77478

LEGAL: VENETIAN ESTATES SEC 1, LOT 40, ACRES .363

0 100 200ft

3:24 PM 10/4/2013



**CITY OF SUGAR LAND**  
**Notice of Building Standards Commission Hearing**

9/23/2013

Bonnie Marshall  
PO Box 2305  
Sugar Land, TX 77487

**Case Number:** 13-00101289  
**Property Address:** 118 Sorrento / **Parcel Number:** 8500-01-000-4000-907  
**Legal Description:** Venetian Estates Sec 1, Lot 40, Acres .363  
**Certified Letter#:** 7013-0600-0000-2117-5562

Dear Madam:

An inspection of property conducted on 9/18/2013 revealed conditions that constitute a safety hazard for all occupants. The plumbing does not appear to be functioning, and sewage has filled sections of the building. Also, the large amount of debris present inside the home could hinder egress and endanger First Responders in the event of an emergency. Due to the conditions, the City of Sugar Land has deemed the residence at 118 Sorrento St. a Dangerous Building per Chapter. 3, Article XII, Section 3-190 of the City of Sugar Land Code of Ordinances.

To comply with Chapter 3, Article XII, Section 3-190, the property will need to be vacated and either be repaired/cleared or be demolished.

A hearing of the Building Standards Commission has been scheduled for **October 9, 2013 at 5 PM** in the City Council Chambers of Sugar Land City Hall located at 2700 Town Center Blvd N, Sugar Land TX, 77479. During the hearing, you are required to submit written proof of the scope of any work that may be required to comply with this article and the time it will reasonably take to perform the work. The Building Standards Commission will review all information concerning the property and will make a final determination regarding the actions to be taken at the property.

The City of Sugar Land may perform the work required to abate the violation if you, the owner, fail to do so. The City of Sugar Land may also place a lien on the property to recover all costs associated with the work. A copy of this letter has also been posted onsite. Should you have any questions, please call 281-275-2170.

Respectfully,

A handwritten signature in black ink, appearing to read "Clark Peschel".

Clark Peschel, CBO  
Building Official

CC: Douglas Schomburg, AICP, Dir. Of Planning & Code Services  
Kenneth Shavers, Deputy Building Official  
Nicole Guevara, RS, Code Enforcement Administrator

## **118 Sorrento Timeline**

- September 16, 2013 – Sugar Land Fire Department responded to an emergency call at 118 Sorrento St. Upon arrival, first responders donned breathing equipment before entering the home due to the strong odor. The conditions of the property were reported to Code Enforcement.
- September 16, 2013 – Texas Adult Protective Services and Fort Bend Social Services were contacted and informed of the conditions.
- September 17, 2013 - Fort Bend Social Services and Adult Protective Services attempted to make contact with the occupants of the property at 118 Sorrento but were denied access.
- September 18, 2013 – City of Sugar Land Code Enforcement obtained an inspection warrant to enter the property.
- September 18, 2013 – City of Sugar Land Code Enforcement, Permits and Inspections, and Fire Department staff executed the warrant and conducted an inspection of the property at 118 Sorrento St. Photos were taken of the conditions. The owner of the property, Bonnie Marshall, was informed that the conditions of the property were not safe to live in. She was given an application for the Fort Bend Corps, and instructed to begin looking at her options for cleanup.
- September 18, 2013 – City Staff contacted Ms. Bonnie Marshall's daughter, Joan Marshall, about the conditions at the property.
- September 20, 2013 – City staff contacted Bonnie Marshall to check in with her. She indicated that she had submitted an application to the Fort Bend Corps.
- September 20, 2013 - City Staff contacted Joan Marshall to request her email address in order to send the documentation.
- September 23, 2013 – City of Sugar Land Utilities Department staff went to the property to verify that no leaking or damaged plumbing was located on the City's side.
- September 23, 2013 – A notice informing Bonnie Marshall that a Building Standards Commission hearing had been scheduled was posted on the front door of the property at 118 Sorrento St. A copy of the notice was also sent via certified letter (7013-0600-0000-2117-5562) the same day.
- September 23, 2013 – A copy of the hearing notice and photos were emailed to Joan Marshall.
- September 24, 2013 – City staff spoke to Bonnie Marshall about the notice that had been posted at the property. Ms. Bonnie Marshall was advised to begin putting together a plan for cleanup. She was also advised to begin noting her available resources and possible repair/cleanup timelines.
- October 2, 2013 – City Staff contacted Bonnie Marshall to check on her progress. Ms. Marshall had not put together any cleanup plans. She repeatedly asked when the City was going to go clean her house.